



CANNON BUILDING
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**STATE OF DELAWARE
REAL ESTATE COMMISSION**

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PUBLIC MEETING MINUTES:	REAL ESTATE COMMISSION
MEETING DATE AND TIME:	Thursday, April 10, 2014 at 9:00 a.m.
PLACE:	861 Silver Lake Boulevard, Dover, Delaware Conference Room A , Second Floor of the Cannon Building
MINUTES FOR APPROVAL	May 8, 2014

MEMBERS PRESENT

Michael Harrington, Sr., Professional Member, Chairman
Andrew Staton, Professional Member, Vice Chairman
Ricky H. Allamong, Professional Member, Secretary
Christopher J. Whitfield, Professional Member
Justin Healy, Professional Member
Gilbert Emory, Public Member
Lynn Rogers, Public Member
Joseph F. McCann, Public Member

DIVISION STAFF/ DEPUTY ATTORNEY GENERAL

David Mangler, Director of Professional Regulation
Eileen Kelly, Deputy Attorney General
Sandra Wagner, Administrative Specialist III
Jessica Williams, Administrative Specialist II

MEMBERS ABSENT

James C. Brannon, Jr., Public Member

ALSO PRESENT

Donna Klimowicz, Real Estate Education Committee
Denise Tatman, DAR
Andy Taylor, Esq.
Michelle Hunt
Robert Blackhurst
Charles Knothe, Esq.
Margaret Blackhurst
Eric Braunstein
Pamela Buckley

CALL TO ORDER

Mr. Harrington called the meeting to order at 9:03 a.m.

Mr. Allamong made a motion, seconded by Mr. Staton, to suspend the agenda and move to 3.9 so that Mr. David Mangler, Director of Professional Regulation could speak to the Commission about House Bill 285. By unanimous vote, the motion carried.

REVIEW OF MINUTES

Mr. Staton made a motion, seconded by Mr. Emory, to approve the minutes of the meeting held on March 13, 2014. By unanimous vote, the motion carried.

Mr. Allamong made a motion, seconded by Mr. McCann, to add to the agenda the discussion of February's minutes and to approve an amendment to the February minutes to correct an administrative clerical error. By unanimous vote, the motion carried.

NEW BUSINESS

Rule and Regulation Hearing for the proposed revisions to the Real Estate Commission Education Guidelines

Hearing minutes follow the regular Commission minutes.

Rule and Regulation Hearing for the proposed revisions to the Real Estate Commission rules and regulations

Hearing minutes follow the regular Commission minutes.

Proposed to Deny Hearing – Robert Blackhurst

Hearing minutes follow the regular Commission minutes.

Discussion and Review of Hearing Officer Recommendations

Jayne Bair – Commission members reviewed the Rule to Show Cause Recommendation from the Hearing Officer with Mr. Healy describing the sanctions. After discussion, Mr. Healy made a motion, seconded by Mr. Staton, to accept the Hearing Officer's recommendation as written. By unanimous vote, the motion carried.

Paul Bradley – Commission members reviewed the Rule to Show Cause Recommendation from the Hearing Officer with Mr. Allamong describing the sanctions. After discussion, Mr. Allamong made a motion, seconded by Mr. Rogers, to accept the Hearing Officer's recommendation as written. After discussion, Mr. McCann asked why Mr. Bradley would be getting the same penalty as Ms. Bair when he didn't come to the hearing and completely disregarded the notices and the Commission. First motion has been withdrawn by Mr. Allamong and Mr. Rogers. Mr. Whitfield made a motion, seconded by Mr. Allamong, to suspend Mr. Bradley until he comes before the Commission for a hearing to get his suspension lifted and show that he took the continuing education credits. By unanimous vote, the motion carried.

William Norman – Commission members reviewed the Rule to Show Cause Recommendation from the Hearing Officer with Mr. Staton describing the sanctions. After discussion, Mr. Whitfield made a motion, seconded by Mr. Staton, to accept the Hearing Officer's recommendation with an amendment to suspend Mr. Norman until he comes before the Commission for a hearing to get his suspension lifted and show that he took the continuing education credits. By unanimous vote, the motion carried.

Donyiell Adams - Commission members reviewed the Rule to Show Cause Recommendation from the Hearing Officer with Mr. Whitfield describing the sanctions and expressing how disappointed that this

was not considered for an emergency hearing. After discussion, Mr. Whitfield made a motion, seconded by Mr. McCann, to accept the Hearing Officer's recommendation with amendment to revoke license effective after today's motion and to give a monetary penalty to Mr. Adams of \$5,000 per 6 violations for a total of 30,000 and refer broker for investigation for failure to supervise. By unanimous vote, the motion carried.

Education Committee Report

Ms. Klimowicz went through the Education Committee minutes with the Commission. They had 15 new courses approved, 4 instructor applications were approved and 12 student requests reviewed and approved for continuing education, and 6 were denied for not having an outline and resume. The Committee reviewed one provider tabled for discussion, Fredrick Academy, because they did not state they had DOE approval. The Committee denied Mr. Mc Cowan to be approved to teach the Broker's Pre-licensing Course because Mr. Mc Cowan is not a DE licensed broker but all other courses were approved for Mr. Mc Cowan. The Committee tabled the Real Estate Tool Kit course from Sussex County. This is a nine hour course but the information doesn't specify how many hours per module. Sussex County will need to clarify and label what modules and how many hours since modules are supposed to be 3 hours long.

The Commission asked Ms. Klimowicz about Long & Foster and suspending their school. Ms. Klimowicz stated that Long & Foster was notified numerous times about the school using the wrong evaluation form. Ms. Williams needs to have the new form because of the way the evaluation is calculated now. Ms. Williams said that the Committee recommended suspension of Long & Foster's teaching approval until they can come into compliance with the using the correct evaluation form.

Recommendation to Approve and Deny Course Providers, Instructor Applications and Student Requests as Noted

Mr. Staton made a motion, seconded by Mr. Whitfield, to approve to the education approvals submitted by the Education Committee. By unanimous vote, the motion carried.

Applications for Licensure

Ratification of Salesperson Applications

Mr. Whitfield made a motion, seconded by Mr. Emory, to ratify the following applications for salespersons:

Janice Fendrock, Ocean Atlantic Sotheby's Intl Realty, Rehoboth Beach, DE
Frank DiBiaso, Applebaum Realty, Wilmington, DE
Patricia LaRosa, Keller Williams Realty at the Beach, Rehoboth Beach, DE
Minta Speller, Long & Foster Real Estate, Inc., Elkton, MD
Daniel Taglienti, Prudential Penfed Realty, Berlin, MD
Ivelina Dimitrova, Keller Williams Realty at the Beach, Rehoboth Beach, DE
Mary Fender, Berkshire Hathaway Home Svc. Fox & Roach, Newark, DE
Tracey Harrell, Active Adults Realty, Lewes, DE
Damon Thompson, Keller Williams Realty, Christiana, DE
John Revelle, Keller Williams Realty at the Beach, Rehoboth Beach, DE
Tremaine Johnson, Berkshire Hathaway Home Svc. Fox & Roach, Newark, DE
Lenore Rubino, Coldwell Banker Resort Realty, Lewes, DE
Laura Howie, NRT Phila, LLC d/b/a Coldwell Banker Preferred, Wilmington, DE
Robert Spinazzola, Long & Foster Realtors, Rehoboth Beach, DE
Miguel Garcia, Meyer & Meyer Realty, Wilmington, DE
Daisy Hora, Coldwell Banker Residential Brokerage, Bethany Beach, DE
Tas Coroneos, Coldwell Banker Residential Brokerage, Bethany Beach, DE
Collette Ilodigwe, Keller Williams Realty, Wilmington, DE

Tamara Chopko, Long & Foster Real Estate, Inc., Bear, DE
Bukola Olatunji, Long & Foster Real Estate, Inc., Bear, DE
Olufemi Olatunji, Long & Foster Real Estate, Inc., Bear, DE
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Renee Wolhar, Long & Foster Real Estate, Inc., Wilmington, DE
Stacy Young, Berkshire Hathaway Home Svc. Fox & Roach, Wilmington, DE
Cynthia Alward, RE/MAX Sunvest Realty, Wilmington, DE
Charles Steckel, Keller Williams Realty, Wilmington, DE
Heather Stitik, PRS Real Estate Group, Wilmington, DE
Donald O'Dell, RE/MAX Sunvest Realty, Wilmington, DE
Victoria Quattro, ERA Harrington, Dover, DE
Lehman Gallagher, Concord Realty Group, Wilmington, DE
Laura Jednorski, Long & Foster Real Estate, Inc., Rehoboth Beach, DE
Herbert Sterling, Weichert Real Estate, Wilmington, DE
Edward Lavender, RE/MAX Town & Country, West Chester, PA
Dona Faust, Connor Jacobsen Realty, Inc., Bethany Beach, DE
Cynthia White, Crowley Associates Realty, Inc., Rehoboth Beach, DE
Brenton Falcon, Berkshire Hathaway Home Svc. Fox & Roach, Newark, DE
James Pinckney, Zommick McMahon Commercial Real Estate, West Chester, PA
Mark Grabowski, Berkshire Hathaway Home Svc. Gallo Realty, Rehoboth Beach, DE
Rosemary Charlton, Patterson-Schwartz, Rehoboth Beach, D*
Olin Vanaman, Long & Foster Real Estate, Inc., Bethany Beach, DE
Jeffrey Major, Exit Realty "Tri-State Group", Dover, DE
Melissa Hansen, Realty Retriever, Hockessin, DE
Ahmad Michail, Keller Williams Realty, Christiana, DE
Stacia Turpin, NRT Phila LLC d/b/a Coldwell Banker Preferred, Wilmington, DE
Mark Duszak, Rittenhouse Realty Advisors, Newport, DE
Jill Schwartz, Long & Foster Real Estate, Bethany Beach, DE
Deborah Cornias, Long & Foster Real Estate, Bethany Beach, DE
Tamaira Pierce, Keller Williams Realty, Wilmington, DE
John Dorsz, NRT Phila LLC d/b/a Coldwell Banker Preferred, Wilmington, DE
Lori Dorsz, NRT Phila LLC d/b/a Coldwell Banker Preferred, Wilmington, DE
John McCool, Century 21 Alliance, West Chester, PA
Michael Smith, Keller Williams Central, Dover, DE
By unanimous vote, the motion carried.

Review of Salesperson Applications

There were no salesperson's applications to review for April.

Review of Broker and Associate Broker Applications

The Commission reviewed the associate broker's application of Jacob Lipton. Mr. Staton made a motion, seconded by Mr. McCann, to approve Mr. Lipton's application. By unanimous vote, the motion carried.

The Commission reviewed the associate broker's application of Robert Pritchard. Mr. Staton made a motion, seconded by Mr. McCann, to approve Mr. Pritchard's application. By unanimous vote, the motion carried.

The Commission reviewed the associate broker's application of Gerald Mahotiere. Mr. Staton made a

motion, seconded by Mr. McCann, to approve Mr. Mahotiere's application. By unanimous vote, the motion carried.

The Commission reviewed the associate broker's application of Nicholas Baldini. Mr. Staton made a motion, seconded by Mr. McCann, to approve Mr. Baldini's application. By unanimous vote, the motion carried.

The Commission reviewed the associate broker's application of John Williams. Mr. Whitfield made a motion, seconded by Mr. McCann, to approve Mr. Williams' application. By unanimous vote, the motion carried.

The Commission reviewed the broker's application of Michael Hammond. Mr. Staton made a motion, seconded by Mr. McCann, to approve Mr. Hammond's application. By unanimous vote, the motion carried.

The Commission reviewed the associate broker's application of Andrea Macerato. Mr. Staton made a motion, seconded by Mr. McCann, to approve Ms. Macerato's application. By unanimous vote, the motion carried.

The Commission reviewed the broker's application of Michelle Hunt. After Commission discussion, Mr. McCann made a motion, seconded by Mr. Emory, to approve Ms. Hunt's application. By unanimous vote, the motion carried.

Review of Applications for Reinstatement

The Commission reviewed the application of Michael Gallucio for reinstatement of a salesperson's license. Mr. Whitfield made a motion, seconded by Mr. Staton, to approve Mr. Gallucio's reinstatement application. Mr. Gallucio took both exams and passed. By unanimous vote, the motion carried.

The Commission reviewed the application of Bradley McAninch for reinstatement of a salesperson's license. Mr. Staton made a motion, seconded by Mr. Whitfield, to approve Mr. McAninch's reinstatement application upon successful passing of the Delaware State exam. By unanimous vote, the motion carried.

The Commission reviewed the application of Adalynn Dixon for reinstatement of a salesperson's license. Mr. Staton made a motion, seconded by Mr. Whitfield, to approve Ms. Dixon's reinstatement application. Ms. Dixon took the Delaware State exam and passed. By unanimous vote, the motion carried.

The Commission reviewed the application of John McGonigle for reinstatement of a salesperson's license. Mr. Staton made a motion, seconded by Mr. Whitfield, to approve Mr. McGonigle's reinstatement application upon successful passing of the Delaware State exam and the General exam. By unanimous vote, the motion carried.

The Commission reviewed the application of Douglas Thompson for reinstatement of a salesperson's license. Mr. Staton made a motion, seconded by Mr. Whitfield, to approve Mr. Thompson's reinstatement application upon successful passing of the General exam. Mr. Thompson took the Delaware State exam and passed. By unanimous vote, the motion carried.

The Commission reviewed the application of Michelle Barker for reinstatement of a salesperson's license. Mr. Staton made a motion, seconded by Mr. Whitfield, to approve Ms. Barker's reinstatement application upon successful passing of the Delaware State exam and the General exam. By

unanimous vote, the motion carried.

The Commission reviewed the application of Robert Bukowski for reinstatement of a salesperson's license. Mr. Staton made a motion, seconded by Mr. Whitfield, to approve Mr. Bukowski's reinstatement application. Mr. Bukowski took both exams and passed. By unanimous vote, the motion carried.

The Commission reviewed the application of Cher Jackson for reinstatement of a salesperson's license. Mr. Staton made a motion, seconded by Mr. Whitfield, to approve Ms. Jackson's reinstatement application upon successful passing of the Delaware State exam. By unanimous vote, the motion carried.

The Commission reviewed the application of Sally Stout for reinstatement of a salesperson's license. Mr. Staton made a motion, seconded by Mr. Whitfield, to approve Ms. Stout's reinstatement application. Ms. Stout took the Delaware State exam and passed. By unanimous vote, the motion carried.

The Commission reviewed the application of Virginia Turssline for reinstatement of an associate broker's license. Mr. Staton made a motion, seconded by Mr. Whitfield, to approve Ms. Turssline's reinstatement application upon successful passing of the Delaware State exam and the General exam. By unanimous vote, the motion carried.

Review of Applications for New Office

The Commission reviewed the application of NextRE, Inc. for a relocation of office. Mr. Allamong made a motion, seconded by Mr. Rogers, to approve this relocation of office application. By unanimous vote, the motion carried.

The Commission reviewed the application of Riale Realty for a relocation of office. Mr. Allamong made a motion, seconded by Mr. Rogers, to approve this relocation of office application. By unanimous vote, the motion carried.

The Commission reviewed the application of Alliance Real Estate Professionals for a relocation of office. Mr. Allamong made a motion, seconded by Mr. Rogers, to approve this relocation of office application. By unanimous vote, the motion carried.

The Commission reviewed the application of Five Star RE for a main office. Mr. Allamong made a motion, seconded by Mr. Rogers, to approve this main office application. By unanimous vote, the motion carried.

The Commission reviewed the application of McConnell Johnson Real Estate Company, LLC for a relocation of office. Mr. Allamong made a motion, seconded by Mr. Rogers, to approve this relocation of office application. By unanimous vote, the motion carried.

The Commission reviewed the application of Precision Real Estate Group LLC for a main office. Mr. Allamong made a motion, seconded by Mr. Rogers, to approve this main office application. By unanimous vote, the motion carried.

McConnell Johnson Real Estate Company, LLC was on the agenda twice. The motion to approve is above.

Status of Complaints

Correspondence

Letter from D. Chase Burleigh

The Commission reviewed the letter from Mr. Burleigh asking for a waiver to sit for the exam a 4th time. After discussion, Mr. Whitfield made a motion, seconded by Mr. Staton, to deny Mr. Burleigh's request to sit for the exam a 4th time. By unanimous vote, the motion carried.

Ms. Wagner will send a letter to Mr. Burleigh.

Letter from Nancy Cloud

The Commission reviewed Ms. Nancy Cloud's 2nd request for a waiver of her continuing education credits for 2012-2014 due to a hardship. After discussion, the Commission decided to have Ms. Wagner send another letter to Ms. Cloud. Mr. Rogers made a motion, seconded by Mr. Allamong, to uphold the previous decision granting Ms. Cloud an extension of her continuing education for 60 days after the renewal period. Ms. Cloud will then need to submit the continuing education to the Commission's office for review by June 30, 2014. By unanimous vote, the motion carried.

Discussion: "Auctioneer Exemption" of the DREC Statute – Chris Whitfield

Mr. Whitfield would like to see the "Auctioneer Exemption" go to subcommittee for discussion. Mr. Whitfield would like to send a letter to the Auctioneers notifying them that the Commission's interpretation of the definition of exemption in Title 30 limits the exemption to the day of the crying of the sale. That the Commission does not agree with before or after the sale. Mr. Staton spoke about taking the exemption out of the Real Estate Commission's statute. Mr. Whitfield made a motion, seconded by Mr. Staton, to notify the Auctioneers that the Commission's interpretation of the definition of exemption in Title 30 limits the exemption to the day of the sale. The Commission commended them for wanting to elevate the industry through regulation, the Commission does not support the sale of Real Estate outside the auction date without a license. By unanimous vote, the motion carried.

Review of House Bill 285

Mr. Mangler stated that he wanted to make sure the Commission was aware that there was a House Bill 285 for Auctioneers. The Bill as written affects the Division of Professional Regulation under Title 24. There was language in the Bill that needed to be changed hence the Bill has been removed and a substitute Bill will be introduced at some point. Mr. Mangler has seen the substitute Bill and the language has been cleaned up some but the language in the Bill that would affect the Commission is still in the Bill.

In other states Auctioneers are required to have a Real Estate license to conduct the auctioning of Real Estate. The language in the Bill stating that the Auctioneers should be able to have 15 days after an auction to revisit bidders would set precedence that no other state has at this point. Virginia has the longest timeframe with 48 hours to close a contract. Mr. Staton would be willing to speak on behalf of the Commission in reference to House Bill 285. Mr. Mangler said the drafter of the Bill is not the sponsor. Mr. Andy Taylor, Esq. spoke about the exemption in Title 30 which is cross referenced in the Real Estate law. Mr. Mangler stated that he believes 5 or 6 states allow for the day of sale. Mr. Whitfield is suggesting that the Commission start a subcommittee to come up with language and invite the auctioneers to participate. Mr. Harrington asked Mr. Mangler if part of the Bill was that the Auctioneers would like to start their own Board. Mr. Mangler stated that the Auctioneers would like to be regulated. Mr. Whitfield said that the Commission is going to have to negotiate and discuss with the Auctioneers what would constitute the sale of Real Estate. Mr. Whitfield handed out some information showing the Commission how auctioneers are advertising the sale of Real Estate. Mr. Harrington stated that some kind of direction needs to come from the Commission in letter form and/or having someone at the introduction of the substitute House Bill 285.

Mr. Harrington asked for a motion to table this discussion until a later agenda. Mr. Staton made the motion, seconded by Mr. Whitfield, to table discussion until later on the as it appears on the agenda. By unanimous vote, the motion carried.

Discussion: State Exam Review – Sandy Wagner

Ms. Wagner discussed with the Commission that there have been a few calls lately that people are having trouble passing the state exam at Pearson Vue. Ms. Wagner asked if there will be a new exam coming out since Pearson Vue just revamped the Brokers exam. Mr. Taylor said that the review of the exam was approximately 2 years ago, but that we could check with PV on that. Ms. Wagner was told that there are a lot of questions on the exam that are not found in the statute or rules and regulations. Mr. Taylor said the outline of the exams can be found in the candidate handbook on Pearson Vue's website. No action taken by the Commission.

OLD BUSINESS

Discussion and Review of Hearing Officer Orders

Mr. Harrington signed an order for:

Karen Cedrone
Dominic Racobaldo
Denise Clineff
Elaine Davidson
Carol Houck
Diane King
Mary Kinnikin
Kelly Reily
Michele Waters

Review of Tabled Hearing Officer Recommendation

Mr. Whitfield made a motion, seconded by Mr. McCann, to table the Hearing Officer Recommendation for Mr. Chris Ledeker until May's meeting. By unanimous vote, the motion carried.

Tabled Signing of Hearing Officer Recommendations

Jill Farina
Janell Foster
Tammi Goebel

OTHER BUSINESS BEFORE THE COMMISSION (for discussion only)

Mr. Allamong discussed the letter that was sent to the Brokers about the upcoming renewal and audit period pertaining to their agent and their continuing education. Mr. Allamong has found that many brokers have not received this letter that was sent by email. Mr. Allamong would like Ms. Wagner to send the letter to Denise Tatman of DAR to post for the Commission. Mr. Allamong asked Ms. Wagner if she could have the letter put on the website as notification and a link. Ms. Wagner stated that she would check with the Operations Unit Manager to see if that could be done.

PUBLIC COMMENT

Ms. Pamela Buckley is a licensed Real Estate Appraiser and has been in the Real Estate business since 1975 doing property management mainly in Maryland and Real Estate Appraising. Ms. Buckley asked the Commission what she could do to get a Broker's license in DE when it comes to having 30 sales or leases. She wouldn't have them because she has been appraising properties for the last 5 years. Ms. Buckley asked if there was any exception to having the 30 sales. Mr. Harrington stated that if they gave Ms. Buckley an exception to that rule she would be the first. Ms. Kelly stated that the rules state that 30 transactions are required to receive a DE broker's license. Mr. Harrington stated that it would appear by the requirements that Ms. Buckley would not meet the requirements to be licensed as a broker in DE.

Ms. Tatman stated that she was glad that Commission was sending a letter to the general assembly

concerning HB 285.

Mr. Staton made a motion, seconded by Mr. Whitfield, to have a subcommittee meeting concerning the Auctioneer's and formally invite them to the subcommittee meetings to discuss all that is involved. The subcommittee meeting will take place following the meeting regular meeting May 8th.

NEXT SCHEDULED MEETING

The next meeting will be held on Thursday, May 8, 2014 at 9:00 a.m.

ADJOURNMENT

Mr. Staton made a motion, seconded by Mr. McCann, to adjourn the meeting. By unanimous vote, the motion carried. The meeting adjourned at 11:55 a.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Sandra Wagner".

Sandra Wagner
Administrative Specialist III

The notes of this meeting are not intended to be a verbatim record of the topics that were presented or discussed. They are for the use of the Board members and the public in supplementing their personal notes and recall for presentations.

HEARING MINUTES

HEARING – REAL ESTATE COMMISSION REVISION OF REAL ESTATE EDUCATION COMMITTEE GUIDELINES

The Delaware Real Estate Commission held a hearing on April 10, 2014 at 9:15 a.m. in the Second Floor Conference Room A, Cannon Building, 861 Silver Lake Blvd., Suite 203, Dover, Delaware.

PRESENT: Michael Harrington Sr., Andy Staton, Rick Allamong, Chris Whitfield, Justin Healy, Joe McCann, Gilbert Emory, Lynn Rogers

PURPOSE: The proposed revisions to the Real Estate Commission Education Guidelines are for Rule 7.0, specify that, where a student requests approval for a continuing education course, an instructor resume is not required for a Commission or ARELLO instructor. The revisions are further amended to state that Modules 1-6 automatically qualify for Module 7 credit. Rule 8.4 is revised to state that the course provider shall determine whether electronic devices may be used during the course.

PRESIDING: Michael Harrington, Chairperson

BOARD STAFF: Sandra Wagner, Administrative Specialist III

DEPUTY ATTORNEY GENERAL FOR THE BOARD: Eileen Kelly, DAG

COURT REPORTER PRESENT: Vera Spitz, Wilcox and Fetzer

TIME STARTED: 9:30 a.m.

The court reporter took verbatim testimony. Ms. Kelly confirmed with Ms. Wagner that no written public comment was received by the Commission office. The Commission members introduced themselves for the record. There was public present for comment. Ms. Kelly entered documents as Board Exhibit 1 News Journal notification and Board Exhibit 2 Delaware State News notification. Ms. Kelly summarized the proposed revisions. Ms. Kelly said the proposed changes were published in the Delaware Register of Regulations on January 1, 2014 originally and then again in March 1, 2014, and the comment period has been open since then. Ms. Kelly said the written comment period would remain open for an additional 15 days. The Board will deliberate on the proposed changes at its next regularly scheduled meeting on May 8, 2014. The hearing concluded at 9:35 a.m.

HEARING MINUTES

HEARING – REAL ESTATE COMMISSION REVISION OF RULES AND REGULATIONS

The Delaware Real Estate Commission held a hearing on April 10, 2014 at 9:30 a.m. in the Second Floor Conference Room A, Cannon Building, 861 Silver Lake Blvd., Suite 203, Dover, Delaware.

PRESENT: Michael Harrington Sr., Andy Staton, Rick Allamong, Chris Whitfield, Justin Healy, Joe McCann, Gilbert Emory, Lynn Rogers

PURPOSE: The proposed revisions to the Real Estate Commission Rules and Regulations are for an amendment to Rule 13.0 and to add a new Rule 13.2.1.4, clarify the CE hours required where an individual has been licensed for at least eighteen months but less than 24 months.

PRESIDING: Michael Harrington, Chairperson

BOARD STAFF: Sandra Wagner, Administrative Specialist III

DEPUTY ATTORNEY GENERAL FOR THE BOARD: Eileen Kelly, DAG

COURT REPORTER PRESENT: Vera Spitz, Wilcox and Fetzer

TIME STARTED: 9:35 a.m.

The court reporter took verbatim testimony. Ms. Kelly confirmed with Ms. Wagner that no written public comment was received by the Commission office. The Commission members introduced themselves for the record. There was public present for comment. Ms. Kelly entered documents as Board Exhibit 1 News Journal notification and Board Exhibit 2 Delaware State News notification. Ms. Kelly summarized the proposed revisions. Ms. Kelly said the proposed changes were published in the Delaware Register of Regulations on January 1, 2014 originally and then again in March 1, 2014, and the comment period has been open since then. Ms. Kelly said the written comment period would remain open for an additional 15 days. The Board will deliberate on the proposed changes at its next regularly scheduled meeting on May 8, 2014. The hearing concluded at 9:40 a.m.

HEARING MINUTES

HEARING – PROPOSED TO DENY

The Delaware Real Estate Commission held a hearing on April 10, 2014 at 9:45 a.m. in the Second Floor Conference Room A, Cannon Building, 861 Silver Lake Blvd., Suite 203, Dover, Delaware.

PRESENT: Michael Harrington Sr., Andy Staton, Rick Allamong, Chris Whitfield, Justin Healy, Joe McCann, Gilbert Emory, Lynn Rogers

PURPOSE: Propose to Deny Hearing

PRESIDING: Michael Harrington, Chairperson

BOARD STAFF: Sandra Wagner, Administrative Specialist III

DEPUTY ATTORNEY GENERAL FOR THE BOARD: Eileen Kelly, DAG

APPLICANT: Robert Blackhurst

COUNSEL FOR THE RESPONDENT: Charles Knothe, Esq.

WITNESSES FOR THE RESPONDNET: Margaret Blackhurst and Eric Braunstein

COURT REPORTER PRESENT: Vera Spitz, Wilcox and Fetzer

TIME STARTED: 9:50 a.m.

The court reporter took verbatim testimony. The Commission members introduced themselves. Ms. Kelly described the reason for the hearing and confirmed Mr. Blackhurst was present. Ms. Kelly entered documents as Commission Exhibit 1 the application, supporting documents, the PTD letter and notification of hearing. Ms. Kelly entered documents as Applicant's Exhibit 1 letters of recommendation. Mr. Knothe made an opening statement on behalf of his client, Mr. Blackhurst. Mr. Blackhurst was sworn in and gave his testimony to the Commission. Mr. Knothe called Margaret Blackhurst to be sworn in to give testimony about her son. Mr. Knothe called Mr. Braunstein to be sworn in give testimony to the Commission. Mr. Allamong made a motion, seconded by Mr. Staton, to grant a waiver to Mr. Blackhurst and that licensure be granted. By unanimous vote, the motion carried. The hearing concluded at 10:30 a.m.